

ORDINANCE NO. 030731-46

AN ORDINANCE AMENDING ORDINANCE NO. 011213-44, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON SEVEN TRACTS OF LAND IN THE HOLLY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THESE TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 011213-44 is amended to include the property identified in this Part in the Holly neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district and to change the base districts on seven tracts of land described in File C14-01-0166.002b, as follows:

From limited industrial services (LI) district to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district.

2406 Hidalgo St.; Lot 1, Blk 14, Olt 23, Div A, Lincoln Place (Tract 8)

2406 Hidalgo St.; Lots 2-3 Blk 14, Olt 23, Div A, Lincoln Place (Tract 9)

2422 Hidalgo St. (Tract 10)

2415 East 5th St. (Tract 24)

0 East 5th St.; 20 feet from 5th St. r.o.w. Olt 10, Div O, Industrial Addn (Tract 25)

2419 East 5th St. (Tract 26)

2421 East 5th St. (Tract 27) (the "Property"),

generally known as the Holly neighborhood plan (NP) combining district, locally known as the property bounded by 7th Street on the north, Pleasant Valley Road on the east, Chicon Street on the west and Town Lake on the south, in the City of Austin, Travis County, Texas, and generally identified in Exhibit "A".

PART 2. The Property is subject to Ordinance No. 011213-44 that established the Holly neighborhood plan combining district.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions.

1. The following uses are prohibited uses of Tracts 8 and 9:

Campground	Convenience storage
Exterminating services	Hotel-motel
Kennels	Liquor sales
Pawn shop services	Resource extraction
Scrap and salvage	Service station
Telecommunication tower	Vehicle storage

2. The following uses are conditional uses of Tracts 8 and 9:

Automotive washing (of any type)	Commercial off-street parking
Indoor entertainment	Indoor sports and recreation

3. The following uses are prohibited uses of Tracts 10, 24, 25, 26, and 27:

Basic industry	Liquor sales
Residential treatment	Scrap and salvage
General warehousing and distribution	Recycling center
Resource extraction	

4. The following uses are conditional uses of Tracts 24, 25, 26, and 27:

Light manufacturing	Art and craft studio (industrial)
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Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

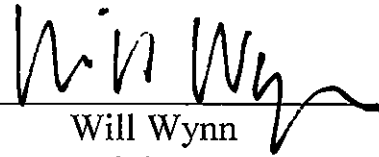
PART 4. The Council waives the requirements of Section 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 5. This ordinance takes effect on August 11, 2003.

PASSED AND APPROVED

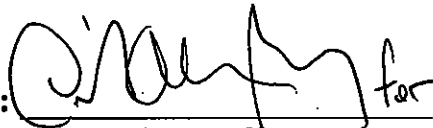
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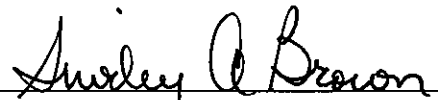
Will Wynn
Mayor

APPROVED:

 for

Sedora Jefferson
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

